017.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	594,800	/	594,800
USE VALUE:	594,800	/	594,800
ASSESSED:	594,800	/	594,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAMSUDDIN SHOMON
Owner 2:	JORDAN SAMANTHA LEN
Owner 3:	
Street 1:	196 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAMSUDDIN SHOMON -
Owner 2:	JORDAN SAMANTHA LEN -
Street 1:	196 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4529.000	191,200	3,400	400,200	594,800
Total Card	0.104	191,200	3,400	400,200	594,800
Total Parcel	0.104	191,200	3,400	400,200	594,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.61 | /Parcel: 467.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

12015

GIS Ref

GIS Ref

Insp Date

03/21/19

!1448!

PREVIOUS ASSESSMENT

Parcel ID 017.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	191,200	3400	4,529.	400,200	594,800		Year end	12/23/2021
2021	101	FV	185,600	3400	4,529.	400,200	589,200		Year End Roll	12/10/2020
2020	101	FV	186,000	3400	4,529.	400,200	589,600	589,600	Year End Roll	12/18/2019
2019	101	FV	198,200	3400	4,529.	425,200	626,800	626,800	Year End Roll	1/3/2019
2018	101	FV	198,300	3400	4,529.	310,200	511,900	511,900	Year End Roll	12/20/2017
2017	101	FV	198,300	3400	4,529.	270,200	471,900	471,900	Year End Roll	1/3/2017
2016	101	FV	198,300	3400	4,529.	230,100	431,800	431,800	Year End	1/4/2016
2015	101	FV	193,500	3400	4,529.	225,100	422,000	422,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:59:55

LAST REV

Date	Time
04/04/19	18:30:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1448

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICOLI JOHN N--	69584-153		7/11/2017	Estate/Div	540,000	No	No	4	
	12871-266		10/2/1975		34,000	No	No		N

USER DEFINED

Prior Id # 1:	12015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2019	Inspected	PT	Paul T
4/28/2018	Inspected	BS	Barbara S
4/12/2018	MEAS&NOTICE	BS	Barbara S
2/5/2009	Meas/Inspect	294	PATRIOT
9/29/1999	Meas/Inspect	267	PATRIOT
9/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4529		Sq. Ft.	Site		0	80.	1.10	1			Med. Tr	-10					400,227						400,200	

Total AC/HA:	0.10397	Total SF/SM:	4529	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,227	Spl Credit		Total:	400,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.88694155
Adj $ / SQ:	155.658
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296949
Depreciation:	105714
Depreciated Total:	191235

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

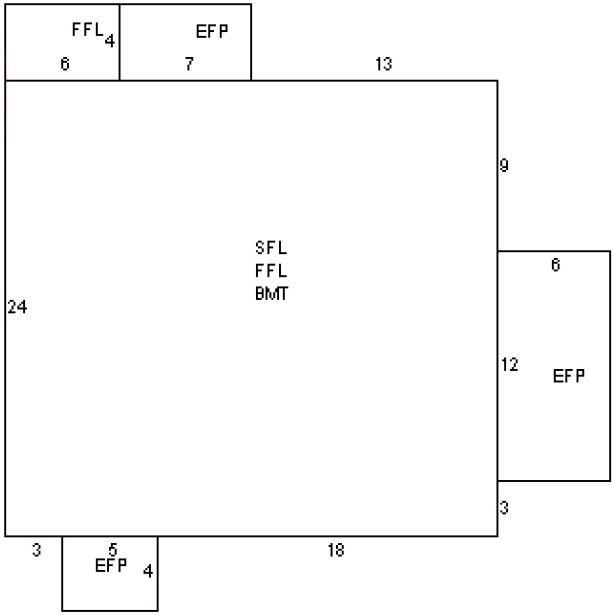
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.66
Special Features:	0	Val/Su Net:	94.84
Final Total:	191200	Val/Su SzAd	150.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	648	155.660	100,867
BMT	Basement	624	46.700	29,139
SFL	Second Floor	624	155.660	97,131
EFP	Enclos Porch	120	44.270	5,312

Net Sketched Area:	2,016			Total:	232,449
Size Ad	1272	Gross Area	2016	FinArea	1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	
				Total:	3,400